ONDINANCE NO.	ORDINANCE NO.	
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AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE **LOCATED** 3923 **PROPERTY** AT MEDICAL **PARKWAY FROM COMMERCIAL GENERAL** NEIGHBORHOOD (LR) DISTRICT AND COMMERCIAL SERVICES (CS) DISTRICT TO GENERAL COMMERCIAL SERVICES-MIXED USE-CONDITIONAL OVERLAY (CS-MU-CO) COMBINING DISTRICT.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

PART 1. The zoning map established by Section 25-2-191 of the City Code is amended to change the base district from neighborhood commercial (LR) district and general commercial services (CS) district to general commercial services-mixed use-conditional overlay (CS-MU-CO) combining district on the property described in Zoning Case No. C14-2007-0074, on file at the Neighborhood Planning and Zoning Department, as follows:

A 0.390 acre tract of land, more or less, out of the George W. Spear League, Travis County, the tract of land being more particularly described by metes and bounds in Exhibit "A" incorporated into this ordinance (the "Property"),

locally known as 3923 Medical Parkway, in the City of Austin, Travis County, Texas, and generally identified in the map attached as Exhibit "B".

- **PART 2.** The Property within the boundaries of the conditional overlay combining district established by this ordinance is subject to the following conditions:
- A. Except as otherwise provided in this section, the maximum height of a building or structure is 46 feet from ground level.
 - 1. The maximum height is 40 feet from ground level for a building or structure constructed at the minimum setback lines from Medical Parkway and West 40th Street; and
 - 2. At four feet from the minimum setback lines established in Subsection 1, the height of the building or structure may increase up to the maximum height of 46 feet.
- B. A parking structure shall be screened from Medical Parkway and West 40th Street.

Draft: 7/12/2007

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C. The following uses are prohibited uses of the Property:

Agricultural sales and services Automotive repair services

Automotive sales Bail bond services

Business or trade school

Campground

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Commercial off-street parking Construction sales and services

Consumer repair services

Drop-off recycling collection facility

Electronic testing Equipment sales Financial services

Food sales Hotel-motel

Indoor sports and recreation

Laundry services

Off-site accessory parking Outdoor sports and recreation Personal improvement services

Pet services

Printing and publishing Restaurant (general) Service station

Theater

Medical offices (exceeding 5,000 sq.ft.

gross floor area)

Art workshop

Automotive rentals

Automotive washing (of any type) Building maintenance services

Business support services

Commercial blood plasma center

Communications services

Consumer convenience services

Convenience storage

Electronic prototype assembly Equipment repair services Exterminating services

Food preparation Funeral services

Indoor entertainment

Kennels

Monument retail sales
Outdoor entertainment
Pawn shop services
Personal services
Plant nursery
Research services
Restaurant (limited)
Software development

Vehicle storage
Veterinary services

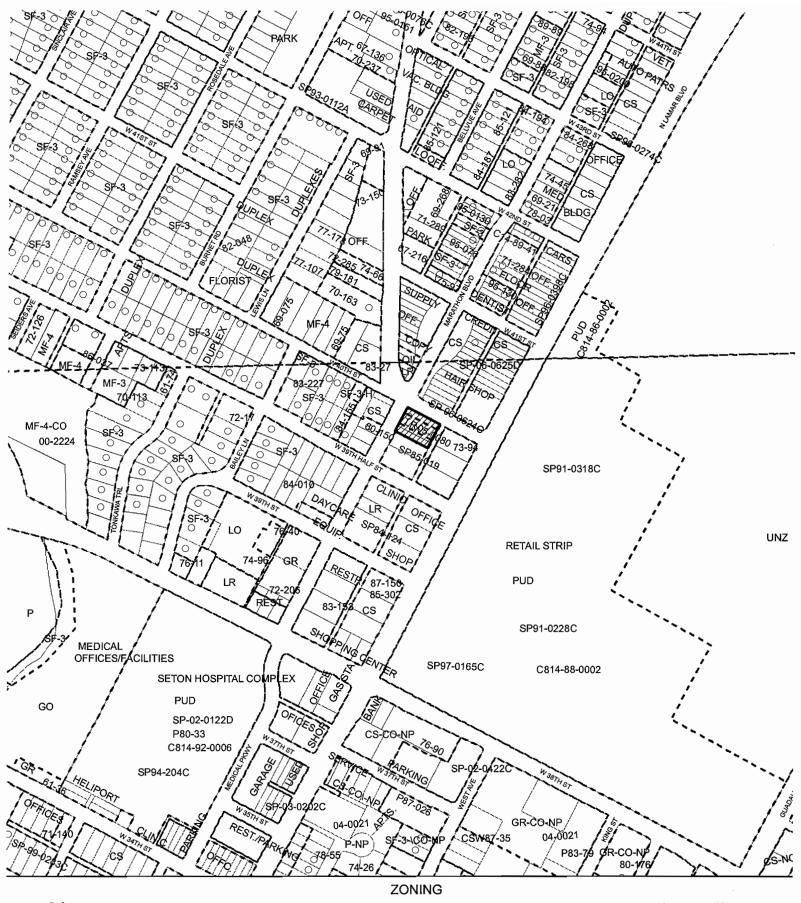
Except as specifically restricted under this ordinance, the Property may be developed and used in accordance with the regulations established for the general commercial services (CS) base district, the mixed use (MU) combining district, and other applicable requirements of the City Code.

Draft: 7/12/2007

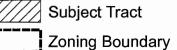
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COA Law Department

DADE CONT	11			2007
PART 3. This or	dinance takes effect on			, 2007
PASSED AND A	PPROVED			
		§ § §		
	§	Will Wynn Mayor		
APPROVED: _		_ATTEST: _		
	David Allan Smith City Attorney		Shirley A. Gentry City Clerk	







Pending Cases

ZONING CASE#: C14-2007-0074

ADDRESS: 3923 MEDICAL PKWY

SUBJECT AREA: 0.390 GRID: J25

MANAGER: J. ROUSSELIN

